



Connells

Lockside Close
Glen Parva Leicester

Lockside Close Glen Parva Leicester LE2 9TD

for sale offers in excess of
£475,000



Property Description

Glen Parva is mainly a residential area in Leicestershire. There are amenities serving the area at "Carvers Corner" - these include a Newsagents, Chemist, Dentist, Barbers, Convenience Store and Cafe. There is a local park which contains facilities such as recreational equipment, an astro turf pitch, a library with café and a modernised memorial hall. The local school is Glen Hills primary school. There is easy access to lots of country walks close by via the Great Central Way - Aylestone Meadows, Everards Meadows and the Grand Union Canal. Walking distance to Everards Brewery and Beer Hall, Fosse Shopping Park with new Food Court, Blaby village, The Black Horse pub and Lock Keepers Café.

This spacious six bedroom detached property is being presented to the market with no onward chain. The property makes for an ideal family home boasting ample space throughout. Viewing is highly recommended to appreciate all this property has to offer,

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, under stairs cupboard and central heating radiator.

Study

7' 11" x 7' 7" (2.41m x 2.31m)

With a double glazed window to the front of the property, central heating radiator and telephone point.

Downstairs Cloakroom

There is a wc, wash hand basin, tiled walls, central heating radiator and double glazed window to the side of the property.

Lounge

14' 9" x 14' (4.50m x 4.27m)

There are double glazed French doors leading through to the conservatory, gas fireplace, two central heating radiators, telephone and tv points and coving to the ceiling.

Conservatory

12' 10" x 12' 7" (3.91m x 3.84m)

A upvc construction with double glazed windows to the rear and sides, double doors leading out to the garden, lighting and tv point.

Dining Room

10' 8" x 10' 8" (3.25m x 3.25m)

With a double glazed window to the front of the property, electric fireplace and central heating radiator.

Kitchen

15' 11" x 10' 7" (4.85m x 3.23m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, plumbing for a washing machine, integrated fridge freezer, central heating radiator, double glazed window to the rear and door leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway, stairs to the second floor, airing cupboard housing the boiler, central heating radiator and double glazed window to the front of the property.

Bedroom One

15' 6" x 11' (4.72m x 3.35m)

With two double glazed windows to the front of the property, built in wardrobes, two central heating radiators, tv point and door to the en-suite.

En-Suite To Bedrm One

There is a shower cubicle, wash hand basin, wc, extractor fan, partly tiled walls, shaver point, central heating radiator and double glazed window to the side of the property.

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

With a double glazed window to the rear of the property, built in wardrobes, central heating radiator and door to the en-suite.

En-Suite To Bedrm Two

There is a shower cubicle, wash hand basin, wc, extractor fan, shaver point, partly tiled walls and double glazed window to the rear of the property.

Bedroom Three

10' 6" x 9' 1" (3.20m x 2.77m)

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Six

8' 6" x 7' 9" (2.59m x 2.36m)

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower attachment, wash hand basin, wc, partly tiled walls & double glazed window to the side of the property.

Second Floor:

With stairs rising from the first floor.

Bedroom Four

20' 2" x 11' max (6.15m x 3.35m max)

With a double glazed skylight window to the rear of the property, double glazed window to the side of the property, two central heating radiators and telephone point.

Bedroom Five

22' 10" x 11' max (6.96m x 3.35m max)

With a double glazed window to the front of the property, two central heating radiators, built in wardrobes and a double glazed skylight window to the rear.

Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, shaver point and a double glazed skylight window to the rear.

Outside

At the front of the property there is off road parking leading to the garage. A path leads to the front door with shrubs either side. The rear garden has a paved patio area, lawn, shrubs, two sheds, summer house, greenhouse, outside tap & there is side access.

Double Garage

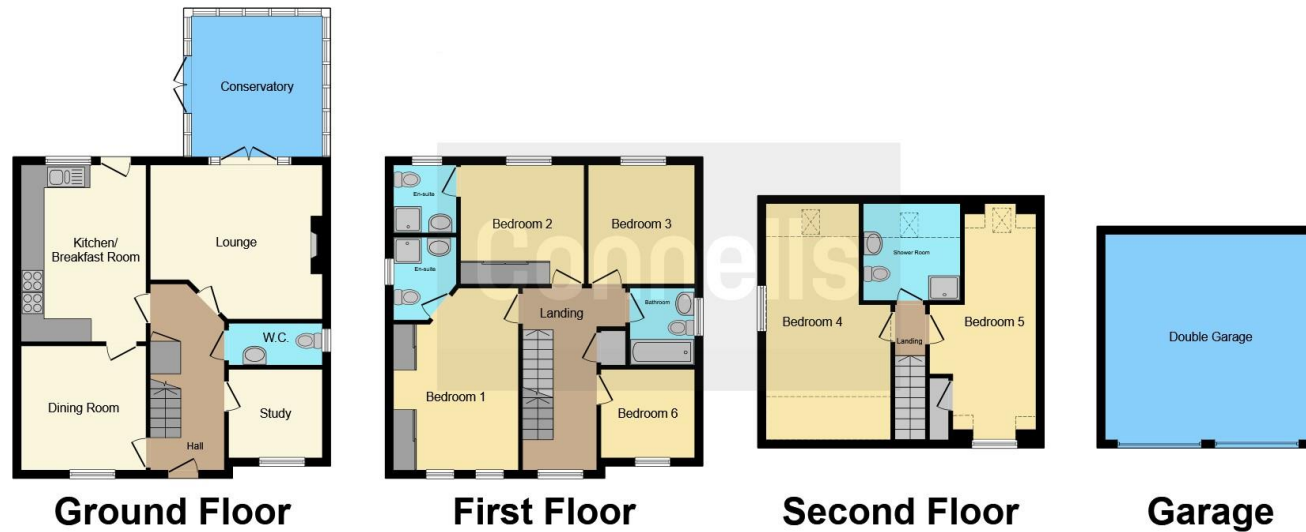
18' 2" x 17' 8" (5.54m x 5.38m)

There are two up and over doors, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309730

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn left onto New Bridge Road. Turn right onto Navigation Drive, follow the road to the left and turn left onto Lockside Close where the property is located.

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309730 - 0002